

**F/YR16/0543/F**

**Applicant: Mr S Ayers**

**Agent : Mr G Edwards  
Swann Edwards Architecture Limited**

**Land East Of Elm Children And Families Centre Main Road Fronting, Gosmoor Lane, Elm, Cambridgeshire**

**Change of use of agricultural land to form a school car park involving the demolition of existing building and formation of access road.**

**Reason for Committee: This application is linked with application number F/YR16/0545/O which is presented to committee due to the number of objections received and the comments of the Town Council.**

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## **1 EXECUTIVE SUMMARY**

This is a full application for the change of use of an area of agricultural land to a school car park to serve the existing primary school located to the east of the site. The application accompanies an outline application for a maximum of 50 dwellings (ref: F/YR16/0545/O) and this proposal will be accessed via the estate road proposed for the residential scheme. The car park proposes 50 spaces.

The key issues for consideration are:

- Principle of Development
- Access and Highway Safety
- Link to Application F/YR16/0545/O

The application has been assessed in line with the relevant local and national planning policies and has been found to comply with the provisions of these Policies. As such the application is recommended for approval.

## **2 SITE DESCRIPTION**

- 2.1 The site is located to the north of Gosmoor Lane in Elm and currently comprises the north western part of an agricultural site comprising of land and a large agricultural building. The remainder of the site is the subject of application F/YR16/0454/O for residential dwellings. To the south of the site are existing dwellings which front onto Gosmoor Lane, to the east are dwellings on St Giles Grove and Main Road, plus the primary school. To the north and east is open agricultural land with some sporadic dwellings present. The site is located within Flood Zone 1.

## **3 PROPOSAL**

- 3.1 This is a full application for the change of use of an area of agricultural land to provide a car park for the school. The area of land measures approximately 35m x 43m and will provide for approximately 50 spaces. The car park will provide a

pedestrian access link through to the school via gates to the south western corner of this site. Access to the car park will be via the main estate road that is proposed as part of application F/YR16/0545/O for residential development. During non-school hours the car park will be secured via lockable gates at the car park access adjacent to Plot 31.

- 3.2 This proposal has come forward following the withdrawal of a previous application for residential development of 50 dwellings (max). It was offered by the Agent and Applicant to provide an area of land as part of the residential development for car parking to the school to alleviate current traffic congestion and provide a community benefit as part of the wider development.
- 3.3 Full plans and associated documents for this application can be found at: <https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=O9H5JDHE06P00>

#### **4 SITE PLANNING HISTORY**

F/YR16/0545/O	Erection of 50 dwellings (max) involving the demolition of existing buildings (Outline application with some matters committed – Access)	Pending Consideration (Related Application)
F/YR15/0952/O	Erection of 50 dwellings (max) involving the demolition of existing buildings (Outline application with some matters committed – Access)	Withdrawn 08.04.2016

#### **5 CONSULTATION**

**5.1 Parish Council**  
Supported.

**5.2 Middle Level Commissioners:**  
No response received.

**5.3 CCC Highways:**  
Require visibility splays of 2.4m x 70m to the eastern side of the access and 2.4m x 43m on the western side. The proposed footways should be dimensioned on the plan.

**5.4 CCC Archaeology:**  
The site lies in an area of high archaeological potential. No objections however the site should be subject to a programme of archaeological investigation secured by condition.

**5.5 FDC Valuation and Estates:**  
No response received.

#### **Local Residents/Interested Parties**

**5.6 Objectors**  
2 letters of objection received (from Gosmoor Lane and Cedar Way, Elm) concerning (in summary):

- Concern over the level of development proposed in conjunction with other approved sites;
- Whilst a car park is needed building 50 homes to obtain a parking solution is excessive;
- Giving the school land for a car park will be of no benefit and parents will not drive the extra distance to use it;
- This will increase the number of cars using Gosmoor Lane.

## 5.7 Supporters

14 letters of support received (from Begdale, Main Road, Abington Grove, Henry Warby Avenue, Birch Grove, Fridaybridge Road, Gosmoor Lane and Peartree Way, Elm) concerning (in summary):

- Good parking space for Elm school is required therefore both applications are supported;
- The proposed applications are a good use of Brownfield land;
- Would provide a much needed safe drop off and collection point for the parents and pupils;
- Will reduce the risk of accidents;
- Whilst there are minor changes to the overall scheme that they would like to see the proposed car park should be applauded and on balance would ask the planning committee to approve both applications;
- Traffic calming measures in Gosmoor Lane are essential and parents should be directed to the car park therefore both applications supported;
- This will improve the village;

## 6 POLICY FRAMEWORK

### 6.1 National Planning Policy Framework (NPPF)

Paragraph 14: A Presumption in Favour of Sustainable Development;  
Paragraph 17: Core Planning Principles;

### 6.2 National Planning Policy Guidance (NPPG)

Health and Wellbeing

### 6.3 Fenland Local Plan 2014

LP1: A Presumption in Favour of Sustainable Development;  
LP2: Facilitating Health and Wellbeing of Fenland Residents;  
LP6: Employment, Tourism, Community Facilities and Retail;  
LP12: Rural Areas Development Policy;  
LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland;  
LP16: Delivering and Protecting High Quality Environments across the District.

## 7 KEY ISSUES

- **Principle of Development**
- **Access and Highway Safety**
- **Link to Application F/YR16/0545/O**
- **Health and wellbeing**

## 8 ASSESSMENT

### **Principle of Development**

- 8.1 Policy LP16 of the Fenland Local Plan requires new development to deliver and protect high quality environments through a number of means including supporting development that does not adversely impact on the settlement and street scene and does not adversely impact on residential amenity. Furthermore, Policy LP6 seeks to protect community facilities. Policy LP16 supports new development subject to compliance with other relevant policies of the Local Plan and as such the principle of this development is considered to be acceptable and accords with Policies LP6 and LP16 in this regard.

### **Access and Highway Safety**

- 8.2 The proposal will utilise the proposed access and internal estate roads proposed under the related residential application – F/YR16/0545/F. This proposes to utilise and improve the existing access into the site with the proposed road leading around to the west to terminate at the proposed car park. From this point onwards there would be pedestrian access into the school premises. The internal road arrangements include footpaths also and it is considered that the car park would not give rise to any adverse impacts on the highway network. Whilst it is noted that some of the points of objection relate to the potential for an increase in traffic along Gosmoor Lane as a result of the combination of the car park and new dwellings proposed the application for residential development includes improvements to the access and traffic calming to Gosmoor Lane itself. The proposed car park is also proposed to remove some of the parking that occurs on the Main Road during school times.

- 8.3 The Local Highway Authority have considered the application and have requested that visibility splays are shown at the access point. They have raised no objections to the provision of a car park in this location. Amended plans have been received showing visibility splays and the comments of the LHA are now awaited. Members' will be updated following receipt of their comments/conditions.

### **Link to Application F/YR16/0545/O**

- 8.4 This application accompanies an outline application for residential development comprising a maximum of 50 dwellings. This piece of land has been proposed to be provided to the school for parking purposes to reduce traffic congestion and highway safety issues that exist during school times. The provision of the car park has received a high level of support from local residents as part of the larger development for 50 dwellings. Because of this support it is considered that the associated application has met the requirements of Policy LP12 in terms of community support required for villages where the residential development threshold has been breached. It is therefore proposed to secure the provision of the car park by way of a Section 106 Agreement in relation to any planning permission for the housing development to ensure its delivery as part of the wider scheme, subject to Members' approval of that application.

### **Health and wellbeing**

- 8.5 Policy LP2 of the Fenland Local Plan seeks to ensure that development proposals contribute to creating a healthy, safe and equitable living environment. This proposal would provide a car park for approximately 50 vehicles that would allow cars to be parked clear of the public highway during school drop-offs and pick-ups and would therefore improve highway and pedestrian safety during these busy times. As such the proposal accords with Policy LP2 in this regard.

## **9 CONCLUSIONS**

- 9.1 The proposal has been considered against the relevant local and national planning policies and has been found to comply with these. As such the proposal is considered to be acceptable in this location, will provide an improvement to the community facility of the local school and is therefore recommended for approval.

## **10 RECOMMENDATION**

**Grant.**

**Conditions:**

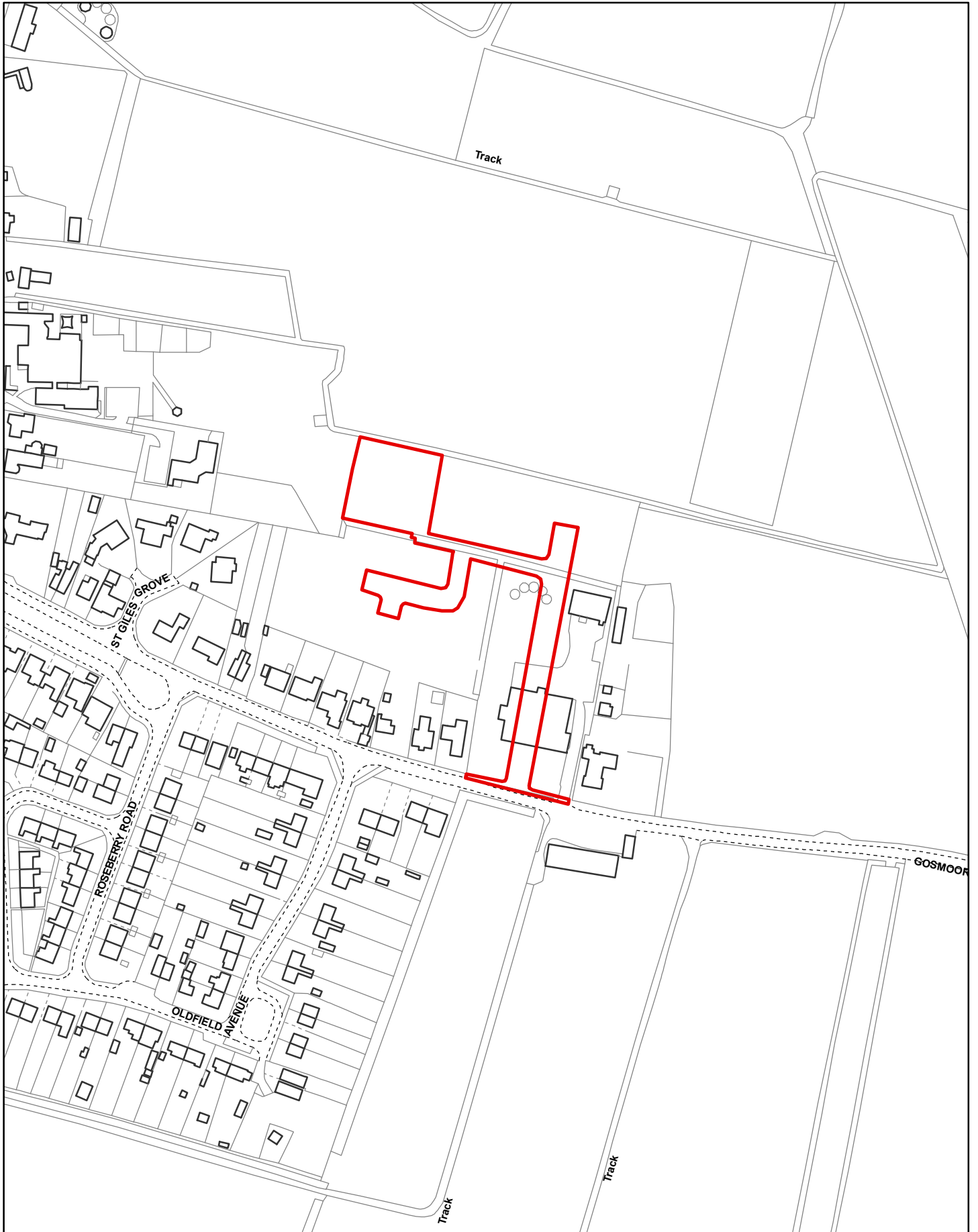
- 1. The development shall be begun before the expiration of 3 years from the date of this permission.**

**Reason – To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.**

- 2. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme and timetable of archaeological work and recording in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The approved programme shall then be implemented in accordance with the approved timetable prior to any other works taking place on site.**

**Reason - To secure the provision of the investigation and recording of archaeological remains threatened by the development and the reporting and dissemination of the results in accordance with Policy LP18 of the Fenland Local Plan 2014.**

- 3. Conditions as required by the Local Highway Authority.**
- 4. Approved Plans**



Created on: 11/07/2016

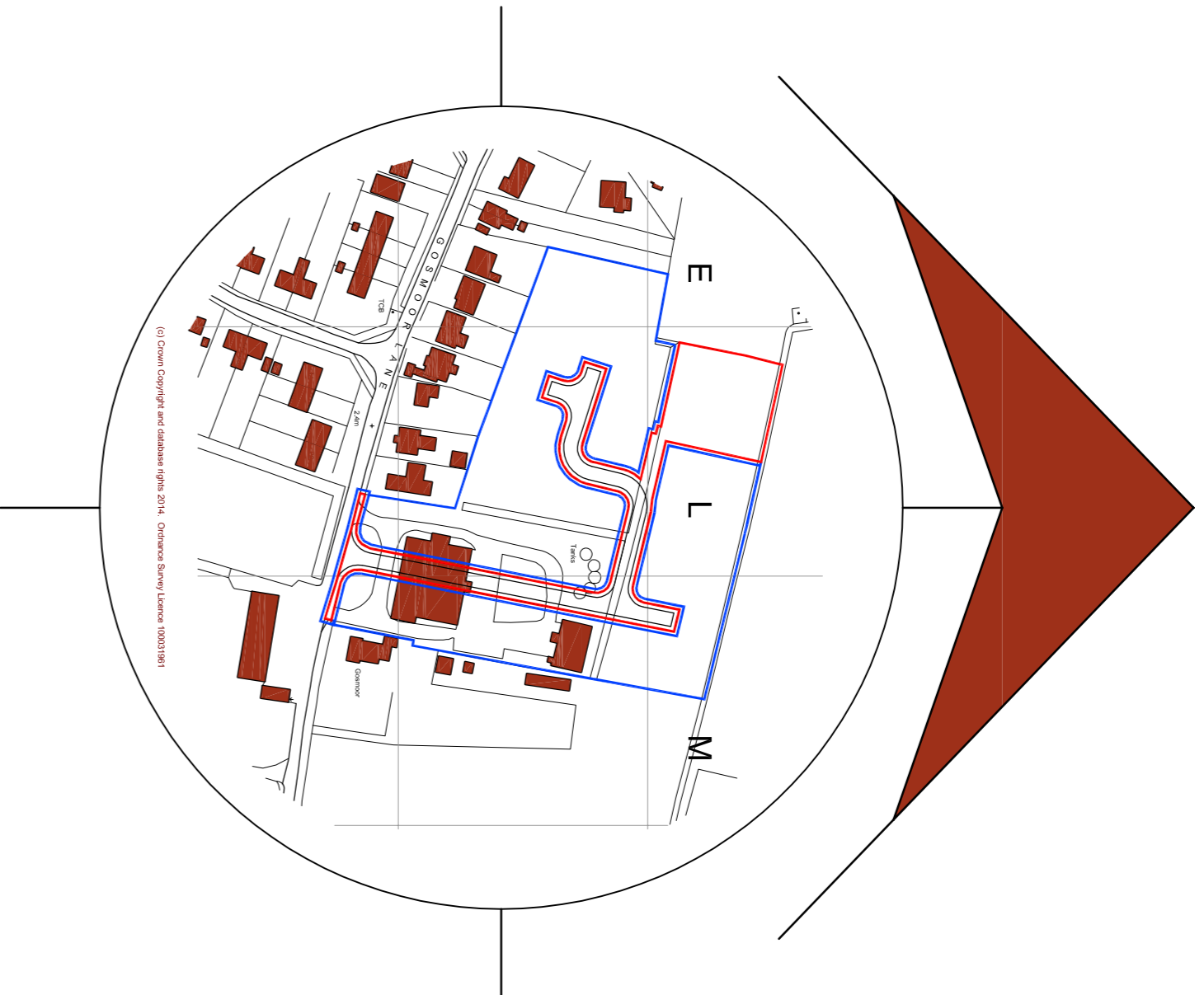
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Scale = 1:2,500



# Indicative Dwelling Layout Only



Location Plan  
Scale: 1:2500



New kerb and drainage from the end of the existing footpath to the new footpath at the proposed site. The new surface water drainage is to connect into the new adopted system which is to be carried out on the proposed site. All works are to be carried out in accordance with the Cambridge City Council Highways Department.

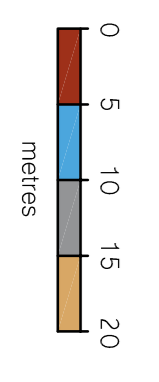
New 1.8m high timber Close Boarded Fencing to be installed to all site boundaries.

New traffic island to be installed on Gosmore Lane. All works are to be carried out to the approval of Cambridgeshire County Council Highways Department.

## SITE PLAN KEY

- Indicates proposed dwellings
- Indicates parking spaces and access
- Indicates buildings & landscaping to be removed
- Indicates existing neighbouring dwellings
- Indicates trees to remain
- Indicates existing linkages to remain
- Indicates proposed trees
- Indicates proposed dwellings
- Indicates proposed vehicle bin collection points to be sited

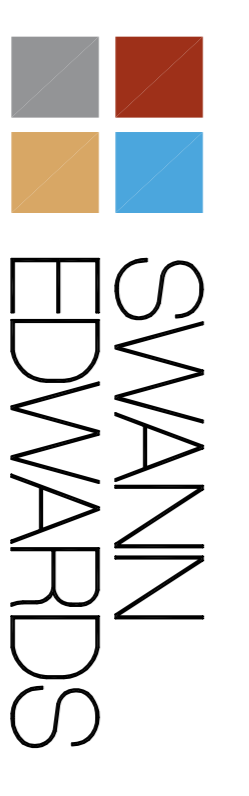
Site Plan  
Scale: 1:500



- General Notes
1. This drawing shall not be scaled, figured dimensions only to be used.
  2. All dimensions are shown in mm unless otherwise stated.
  3. The contractor, sub-contractors and suppliers must verify all dimensions on site prior to the commencement of any work.
  4. This drawing is for information only and does not constitute an offer and specialist sub-contractors drawings and specifications.
  5. Any discrepancies are to be brought to the designer's attention.

Revisions

A	June 2016	Parking spaces added
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Job Title	Date	Scale
Proposed School Car Park	June 2016	Various
Wisbech, Cambs, PE14 0AH		Sheet Size
for: Mr S. Ayers & Mrs C. Wood		A1
Planning Drawing SE-315	Drawn by G.E.	Checked by
Site & Location Plans	Dwg No. 20	Revision A